

# CITY OF LADUE

## Building Department

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY COUNCIL CHAMBERS**  
**CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI**  
**TUESDAY, SEPTEMBER 14, 2021, 4:00PM**

Site visits to take place on September 14, 2021, at 2:30 pm. Meet at first docket location.

Chairman to preside and call the meeting to order.

- A. Approval and Adoption of the Agenda.**
- B. Approval of the Minutes from the August 3, 2021, meeting.**
- C. Public Forum.**
- D. Items for Consideration.**

- |                |   |
|----------------|---|
| <b>4:00 pm</b> | <b>Docket 1340</b> Petition submitted by Fred and Michelle Khani for the property located at 300 S McKnight Road. The petitioner is requesting relief from the Building Commissioner denying an accessory structure that would result in an accessory building in the front yard which is prohibited by Ladue Zoning Ordinance #1175, Section IV-A-4(c) and V-C-1(b).   |
| <b>4:30 pm</b> | <b>Docket 1341</b> - Petition submitted by Daniel Schmitt for the property located at 10075 Litzsinger Road. The petitioner is requesting relief from Building Commissioner denying a pickle ball court addition due to encroachment into the side yard setback which is prohibited by Ladue Zoning Ordinance #1175, Section V-B-2.                                     |
| <b>5:00 pm</b> | <b>Docket 1342</b> - Petition submitted by Paul Fendler on behalf of Grant Williams for the property located at 40 Overhills Drive. The petitioner is requesting relief from the Building Commissioner denying a garage addition due to encroachment into the side yard setback which is prohibited by Ladue Zoning Ordinance #1175, Section V-B-1.                     |
| <b>5:30 pm</b> | <b>Docket 1343</b> - Petition is submitted by Devin and Brian Mueller for the property located at 1311 Brynnwood Drive. The petitioner is requesting relief from the Building Commissioner denying a front porch due to encroachment into the front yard building setback which is in violation of Ladue Zoning Ordinance #1175, Section V-B-1.                         |
| <b>6:00 pm</b> | <b>Docket 1344</b> – Petition is submitted by Mark Critchfield of Mainline Group Architecture on behalf of Hearth and Soul Holding Company, LLC for the properties located at 9636 and 9640 Clayton Road. The petitioner is requesting relief from the City Planner denying a redevelopment due to not meeting the following items in the Ladue Zoning Ordinance #1175: |

- 1) Required front setback for this development is 60 feet (G1 Zoning). The proposed building is about 40 feet from the Clayton Rd. ROW and about 17 Feet from the Magnolia ROW in violation of Section III-C-1(b).
- 2) Planting strip of 10 feet is required along the right-of-way for this development. The proposed planting strip is about 3 feet on Clayton Rd. and there is no planting strip along Magnolia in violation of Section VI-D-3.
- 3) A landscape buffer of 20 feet is required between a commercial use and a residential use. The proposed buffer adjacent to residential is 10 feet, which does not comply with Section VI-D-4.
- 4) Loading areas are required to be 30 feet from residential property. The proposed loading area is about 20 feet from the property line and is in violation of Section of VI-D-9.
- 5) Two driveway openings are proposed along Clayton Road and the distance between the driveways is less than 100 feet. This is in violation of Section VI-C-7.
- 6) The proposed site shows parking spaces on Magnolia that would require cars to back out onto the roadway. This is in violation of Section VI-C-8.
- 7) Parallel parking spots are proposed with a parking aisle that does not meet the required aisle width of 15 feet, which is in violation of Section VI-C-4.

**Adjournment: Set next meeting date – TUESDAY, OCTOBER 5, 2021**

Pursuant to Section 610.022 RSMo, the Zoning Board of Adjustment could vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMo.

Posted Date: 8-9-21

Time: 8:15 am

By: SD

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 "ADA", the City of Ladue, will not discriminate against qualified individuals on the basis of disability in its services, programs, or activities. If you require an accommodation or modification please contact Laura Rider, City Clerk, (314) 993-3439, [Lrider@cityofladue-mo.gov](mailto:Lrider@cityofladue-mo.gov) as soon as possible but no later than 48 hours before the scheduled event.

**NOTICE OF PUBLIC HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF LADUE, MISSOURI  
DOCKET NUMBER 1340**

Notice is hereby given that the Zoning Board of Adjustment of the City of Ladue, St. Louis County, Missouri, will hold a public hearing on a petition submitted by Fred and Michelle Khani for the property located at 300 S McKnight Road. The petitioner is requesting relief from the Building Commissioner denying an accessory structure that would result in an accessory building in the front yard which is prohibited by Ladue Zoning Ordinance #1175, Section IV-A-4(c) and V-C-1(b).

The hearing will be held at 4:00 p.m. Tuesday, September 14, 2021, at the Ladue City Hall, 9345 Clayton Road.

The hearing will be public. Anyone interested in the proceedings will be given the opportunity to be heard.

Pursuant to Section 610.022 RSMo, the Zoning Board of Adjustment could vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMo.

Liza Forshaw, Chairman

Zoning Board of Adjustment

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**ZONING BOARD OF ADJUSTMENT**  
**CITY OF LADUE, MISSOURI**  
**DOCKET NUMBER 1341**

Notice is hereby given that the Zoning Board of Adjustment of the City of Ladue, St. Louis County, Missouri, will hold a public hearing on a petition submitted by Daniel Schmitt for the property located at 10075 Litzsinger Road. The petitioner is requesting relief from Building Commissioner denying a pickle ball court addition due to encroachment into the side yard setback which is prohibited by Ladue Zoning Ordinance #1175, Section V-B-2.

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Liza Forshaw, Chairman  
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